

KingsCourt

Royal Quays, North Shields NE29 6AR

SUITES FROM
1,000 - 43,500 sq.ft.

MODERN
OFFICE SPACE
TO LET



KingsCourt

LOCATION

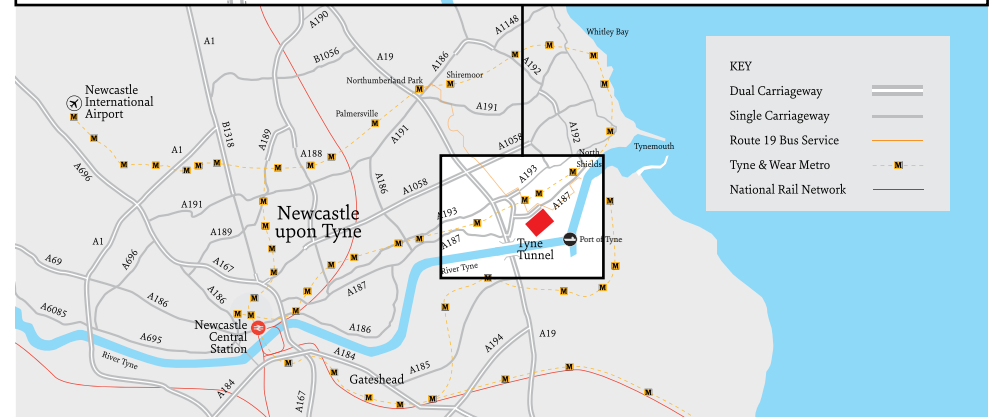
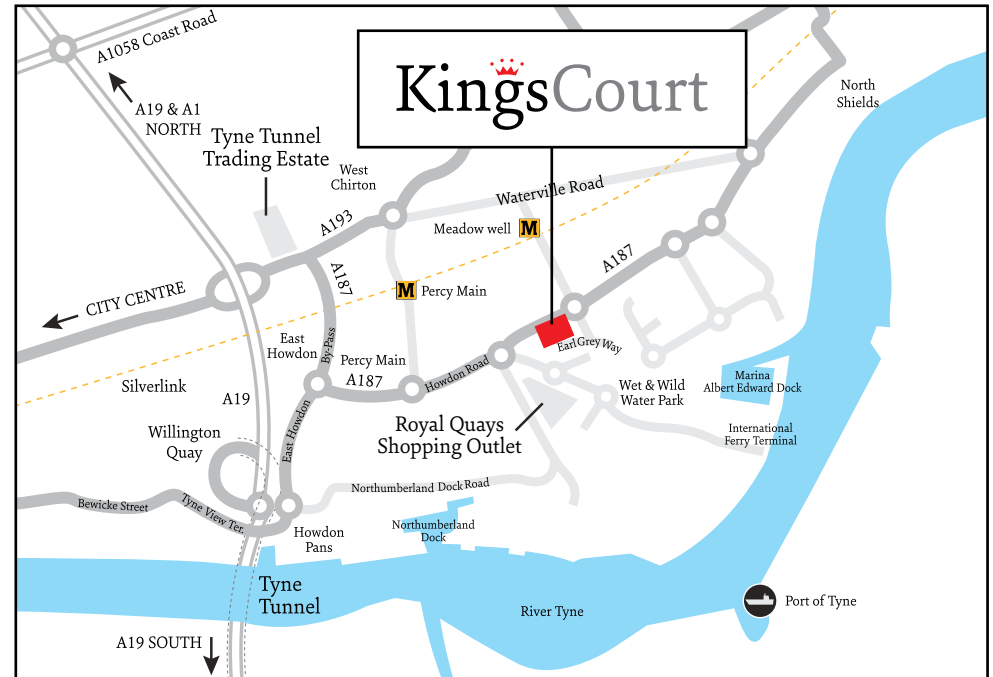
Kings Court is prominently located overlooking the roundabout junction of the A187 and Earl Grey Way. The A193 provides direct access to the A19 and Tyne Tunnel allowing good access to the north and south of the region.

Nearby Royal Quays is a well established business park with excellent retail and leisure amenities. There is convenient access to two local Metro stations and a regular bus service serving North Tyneside and Newcastle city centre, which is approximately 8 miles to the west.

North Shields a busy and popular north-east town that acts as both a residential and commercial centre. The town is positioned between Wallsend and Tynemouth and circa 9 miles east of Newcastle city centre, making it popular with commuters.

The A1058 Coast Road provides direct access into North Shields via Newcastle city centre. The road is currently undergoing major restructuring works particularly where it links in to the A19 Tyne Tunnel Road where a major new junction improvement is currently taking place.

- Port of Tyne - 1/2 mile
- A19 - 1 mile
- Newcastle city centre - 8 miles
- Newcastle International Airport - 16 miles



KingsCourt



FIRST FLOOR
Total: 35,600 sq.ft.

FIRST FLOOR ACCOMMODATION

The landlord is currently undertaking the following split:

SUITE A: 26,565 sq.ft.

SUITE B: 1,937 sq.ft.

The split is
illustrated in
the plan

SUITE C: 2,906 sq.ft.

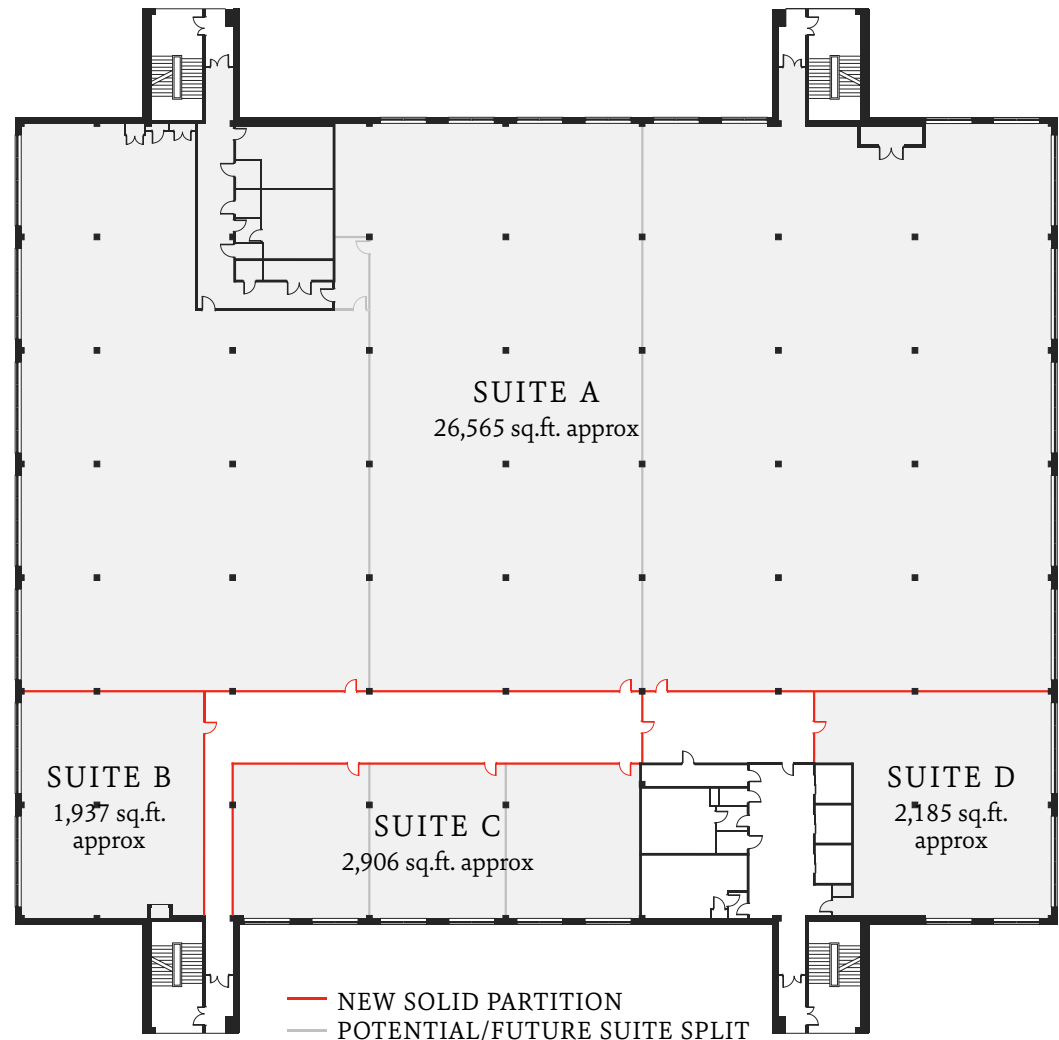
SUITE D: 2,185 sq.ft.

The premises comprise of offices providing modern, open plan accommodation, incorporating the following specification:

- Open plan floor plate with the option of further sub-division
- Four pipe fan coil comfort cooling system
- Suspended ceiling incorporating strip lighting
- Fully accessible raised metal flooring with 400mm void
- Male, female, disabled WC facilities
- Parking provision: 1:234 sq.ft.
- Manned reception area
- 24 hour access
- On-site bike storage.

ENERGY PERFORMANCE CERTIFICATE

The landlord is currently undertaking works to improve the EPC rating.



KingsCourt



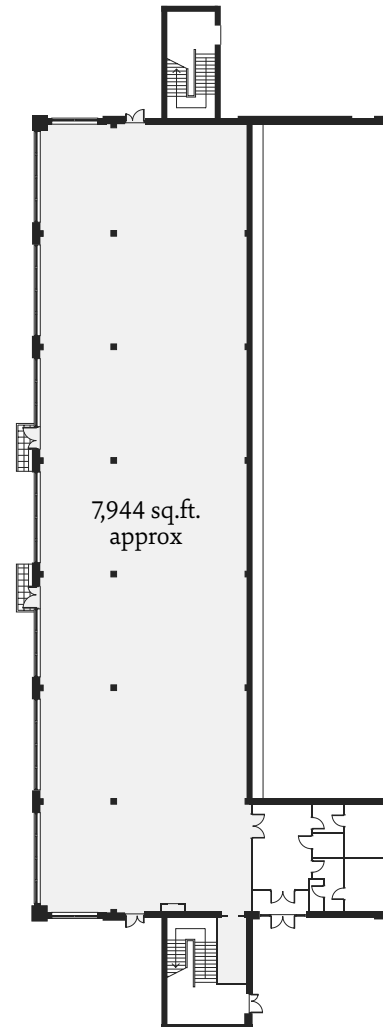
GROUND FLOOR
Total: 7,944 sq.ft.

GROUND FLOOR ACCOMMODATION

The premises comprise a self contained office providing modern, open plan accommodation, incorporating the following specification:

- Rectangular open plan floor plate
- Operational air conditioning system
- Suspended ceiling incorporating Cat II recessed lighting
- Fully accessible raised metal flooring with 400mm void
- Male, female, disabled WC facilities
- Allocated car parking: 31 spaces
- The ground floor is currently furnished and fully cabled for power and data via floor access boxes.

There is potential to change the use of the Ground Floor self contained suite to D1, A1, A2 or A3 subject to the necessary planning consent.



ENERGY PERFORMANCE CERTIFICATE

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RATEABLE VALUE: Available upon request.

TERMS: The accommodation is available to lease for a term to be agreed by way of negotiation.

RENT: POA

SERVICE CHARGE: Available upon request.

COSTS: Each party will bear their own legal costs.

VAT: Will be charged as applicable.



For more information please contact:



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Please note that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract nor the express or implied term of any lease or licence.
- (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) All rentals and prices are quoted exclusive of VAT.